

Rental Application & Screening Authorization

Please complete all fields. An application is not considered until fully completed and signed. Each adult (18+) intending to occupy the home must submit a separate application.

Paper application — confidential. This form collects your Social Security number for identity verification and tenant screening. It is kept strictly confidential and stored securely (see Authorization). Please submit this form in person or by a secure method — do not send it by regular email.

APPLICANT

Full legal name

Date of birth

Email address

Phone

Social Security Number (SSN)

confidential — see Authorization

Driver's license / ID number & state

How did you hear about us?

THE HOME

Desired residence (2A / 2B / 2C / Either)

Desired move-in date

Desired lease term

Total number of occupants

Names, relationship & age of all occupants age 18+ (each adult 18+ submits a separate application)

Do you smoke? (Yes / No)

Monthly rent budget

CURRENT RESIDENCE

Current street address, city, state, ZIP

Own or rent?

How long at this address?

Current monthly rent / mortgage

Reason for leaving

Current landlord / manager name

Landlord phone

PREVIOUS RESIDENCE

Previous street address, city, state, ZIP

Dates / how long

Monthly rent

Previous landlord name

Landlord phone

EMPLOYMENT & INCOME

Current employer

Position / title

Employer phone

Start date / length of employment

Gross monthly income

Supervisor / HR contact

Previous employer (if less than 2 years)

Previous employer phone

Other income source

Other income (monthly amount)

REFERENCES, VEHICLE & EMERGENCY CONTACT

Personal reference — name

Relationship

Reference phone

Emergency contact — name

Emergency contact phone

Vehicle (year / make / model)

License plate & state

RENTAL & FINANCIAL HISTORY

Have you ever been evicted or asked to vacate?

☐ Yes ☐ No

Have you ever broken or been released early from a lease?

☐ Yes ☐ No

Have you ever refused to pay rent when due?

☐ Yes ☐ No

Have you ever filed for bankruptcy?

☐ Yes ☐ No

Do you have any pending or unpaid rental judgments?

☐ Yes ☐ No

If you answered "Yes" to any of the above, please explain

AUTHORIZATION, CONSENT & CERTIFICATION

AUTHORIZATION TO OBTAIN SCREENING REPORTS. I authorize The Residences at Newmarket and its owners, managers, and designated agents (collectively, "Landlord") to obtain and verify information about me for the purpose of evaluating this rental application, including a consumer report, credit report, criminal background history, eviction and rental-payment history, income and employment verification, and prior-landlord references. The tenant screening report will be produced through TransUnion SmartMove (or a comparable consumer reporting agency); I will complete the screening and pay the screening fee directly to TransUnion through its secure portal. In addition, by providing my Social Security number on this application, I authorize the Landlord to use it to verify my identity and to obtain the screening reports described above. This authorization is given in accordance with the federal Fair Credit Reporting Act (FCRA) and applicable state law. A photocopy or electronic copy of this authorization shall be as valid as the original.

CONFIDENTIALITY OF SOCIAL SECURITY NUMBER. Your Social Security number is collected solely to verify your identity and to obtain the tenant screening reports described above. It is kept strictly confidential, is accessible only to authorized management, is stored securely, and is destroyed when it is no longer needed. This paper application should be submitted in person or by another secure method — please do not send it by regular email or text message.

APPLICANT CERTIFICATION. I certify that the information in this application is true, correct, and complete. I understand that providing false or incomplete information is grounds for rejection of this application or termination of any tenancy that may result. This application is not a lease, rental agreement, or guarantee of occupancy; approval is subject to screening results, verification, and availability.

OCCUPANCY & PET POLICY. I understand that The Residences at Newmarket is a no-pets community. Requests for reasonable accommodation for assistance animals under the Fair Housing Act are considered separately upon request and are not subject to the no-pets policy.

APPLICATION FEE. No separate application fee is charged by the Landlord. The only screening cost is the TransUnion SmartMove fee, which the applicant pays directly to TransUnion.

EQUAL HOUSING OPPORTUNITY. The Residences at Newmarket is an Equal Housing Opportunity provider. We do not discriminate on the basis of race, color, religion, sex, national origin, familial status, disability, or any other class protected by applicable law.

- ☐ I understand this is a no-pets community (assistance animals considered separately upon request).
- ☐ I authorize the tenant screening described above and agree to pay TransUnion directly. I am also providing my Social Security number on this application for identity verification and screening, which the Landlord will keep strictly confidential and secure.
- ☐ I certify that all information provided is true and complete to the best of my knowledge.

Applicant signature

Date

Printed name

Co-applicant signature (if any) & date